



Commercial Opportunities

168 Powell Street, Vancouver



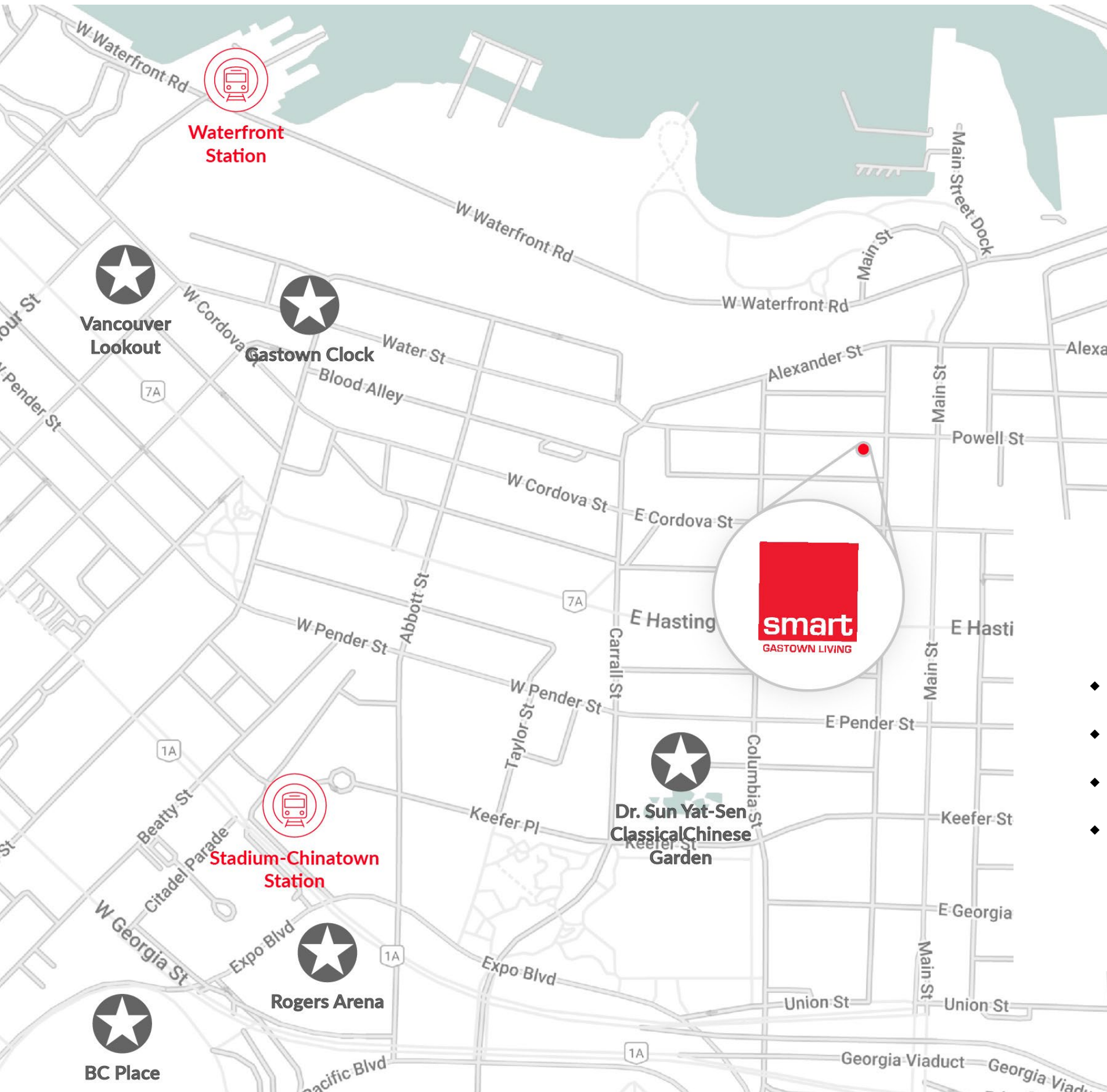
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A dynamic Gastown hub

Nestled in Vancouver's iconic Gastown, SMART blends historic charm with contemporary functionality for a one-of-a-kind retail experience. This culturally diverse community has a vibrant atmosphere year-round and an unparalleled platform for businesses to integrate into the fabric of this storied neighbourhood.





- ◆ Historic streets boasting Victorian charm
- ◆ An artistic hub featuring galleries and studios
- ◆ A diverse culinary scene offering global flavours
- ◆ Long-term, established co-tenants

Building features

- ♦ 9 storeys residential building above featuring 94 residential units
- ♦ Constructed in 2009
- ♦ Co-tenants: Cadeaux Bakery and Deb Podowaski Acting Studio

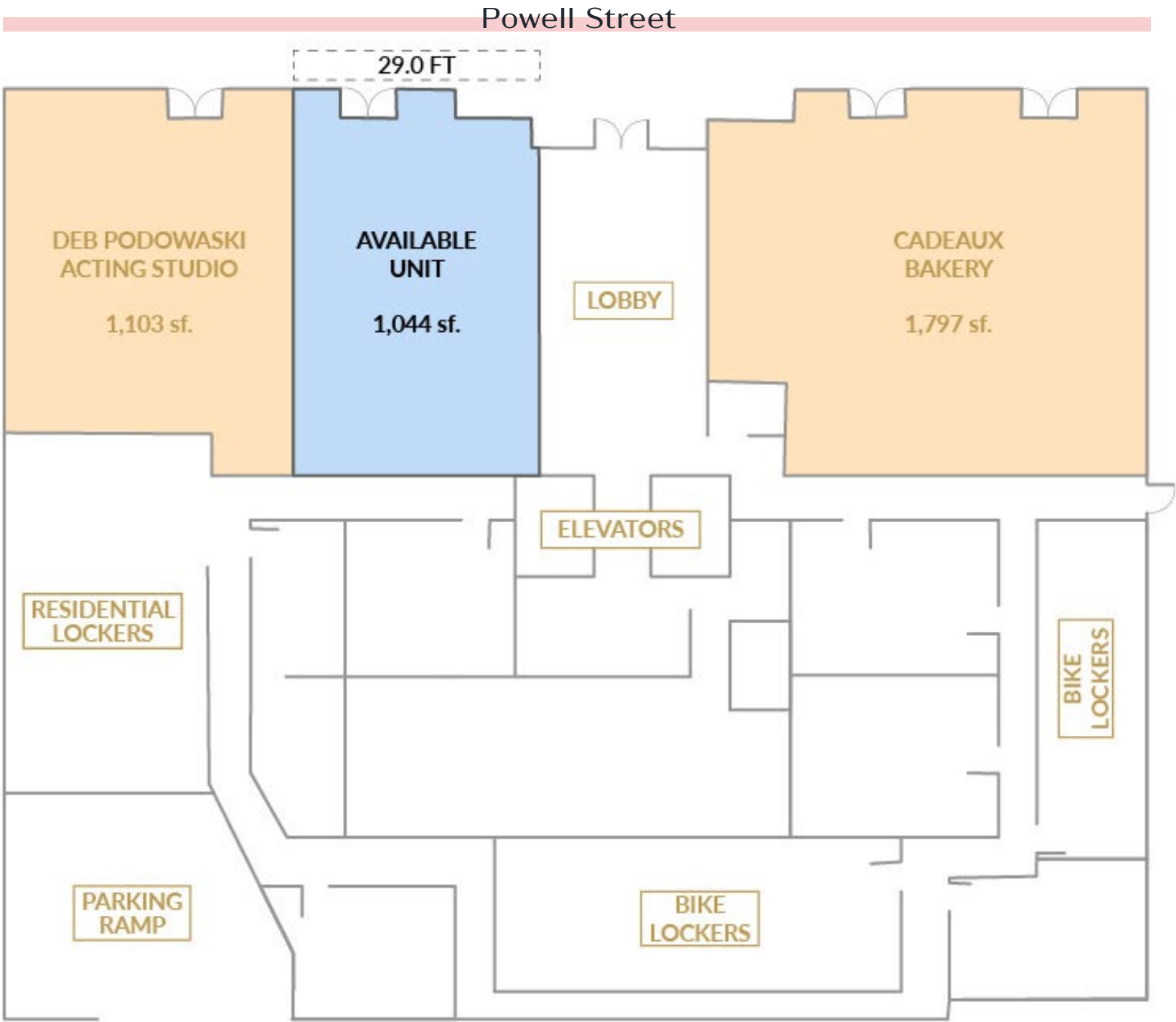
Unit features

- ♦ Well maintained residential building
- ♦ Large frontage
- ♦ Ready to move in
- ♦ Ample parking
- ♦ Long-term co-tenants
- ♦ Affordable rent
- ♦ High-ceilings





Rent:	Contact agent
Additional rent:	Property Tax \$7.73 psf and operating costs \$15.17 psf EST 2024
Zoning:	HA-2 (Historical district)
Availability:	CRU-2
Ground floor (M)	1,044 sf.



MAIN FLOOR

Actual suite, amenity and building interiors, exteriors and views may be noticeably different than what is depicted in photographs and renderings. The developer reserves the right to make modifications and changes to features and finishes, brands, materials, building design, specifications, amenities, features, ceiling heights, flooring patterns and floor plans, development layout and number of suites

Contact us for
more information



leasing@concordpacific.com
Direct: 604.895.8204

